



**10 Cross Street, Lees, Oldham, OL4 3BT**  
**Offers In The Region Of £130,000**

ATTENTION FIRST TIME BUYERS !! The house on Cross Street comprises of lounge, kitchen, two bedrooms & bathroom & WC. There is a small yard to the rear. Offered for sale at an attractive price and viewing comes highly recommended. Close to the Village Centre which offers a range of shops, bars & restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

13'2" x 12'10" (4.03 x 3.92)



#### KITCHEN

13'2" x 12'10" (4.03 x 3.92)

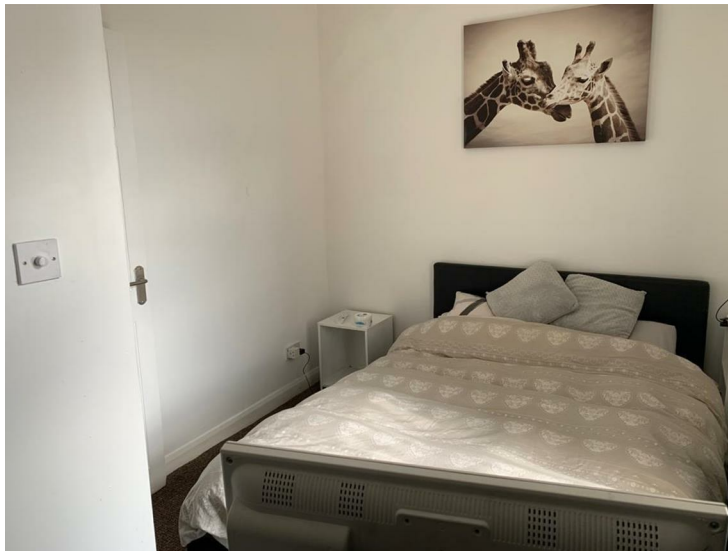


Single drainer, stainless steel, sink unit. Electric hob & oven. Range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

13'3" 8'3" (4.05 2.52)



To rear.

#### BEDROOM TWO

13'3" x 7'7" (4.05 x 2.33)



To the front.

#### BATHROOM & WC

7'4" x 4'7" (2.25 x 1.41 )



Three piece white suite, shower over the bath and shower screen, fully tiled walls.

#### LANDING

Loft access,

## EXTERNALLY



Yard to the rear.

### SERVICES -

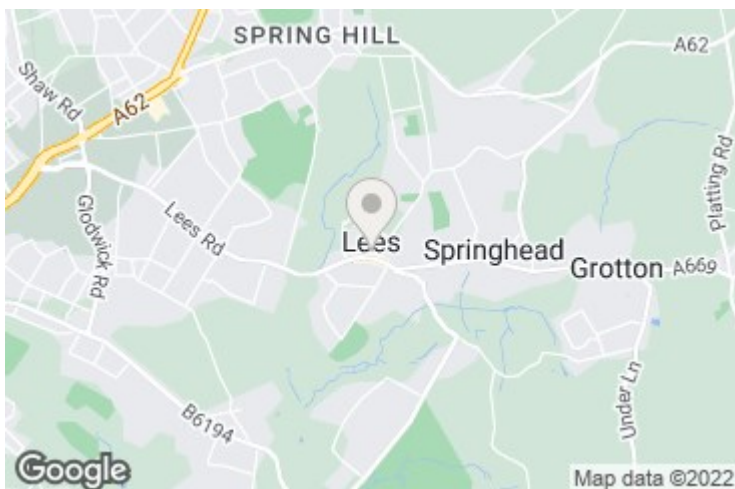
All main services are installed.

### IMPORTANT NOTICE -

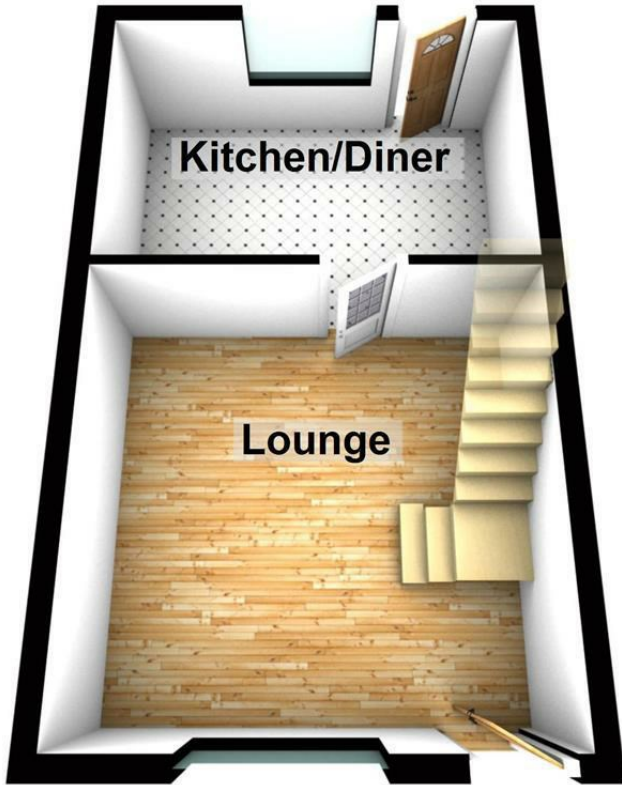
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### DISCLAIMER -

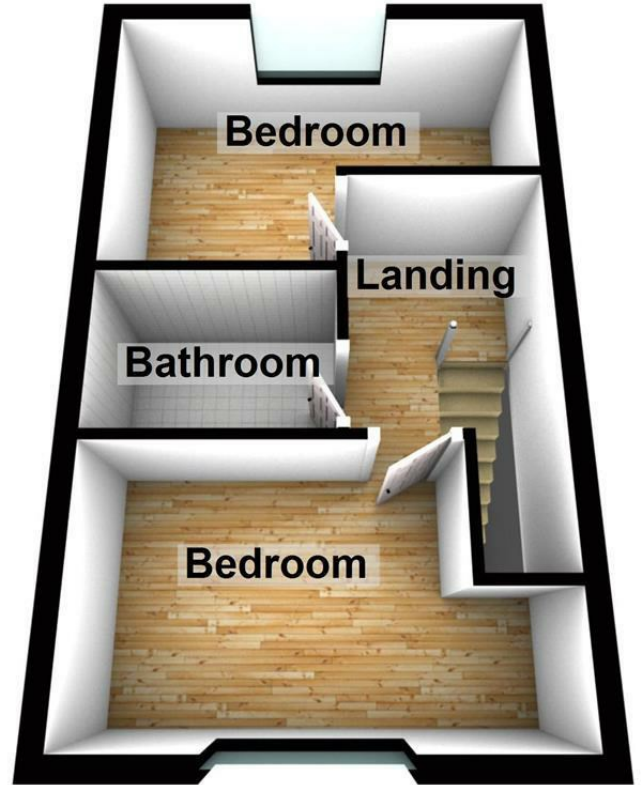
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	